August 9, 2007
(TRG No. 7115)

THE REYNOLDS GROUP
a California corporation

Mr. Luis Lodrigueza
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH
1241 E. Dyer Road Suite 120
Santa Ana, CA 92705-5611

SITE: **FULLERTON BUSINESS PARK NORTH**
(FORMER OCHCA #94IC29)
1551 EAST ORANGETHORPE AVENUE
FULLERTON, CALIFORNIA

SUBJECT: **SUMMARY SHALLOW SOIL VAPOR SURVEY AND INTERIOR CEILING HEIGHTS**

Dear Mr. Lodrigueza:

As we agreed in our meeting with Ed Reynolds, John Cleary, Christa Wolfe and you on July 24, 2007, The Reynolds Group (TRG) conducted a shallow soil vapor survey and measured ceiling heights inside the warehouse at 1551 East Orangethorpe Avenue in Fullerton, California, the subject site (the Site). A soil vapor screening was also performed for eighteen sample locations, SV1 to SV17, on March 9, 2007. The purpose of the July 2007 soil vapor survey and warehouse ceiling measurements was to fill in data gaps so that the Orange County Health Care Agency (OCHCA) could model the indoor human health risk to chlorinated solvent vapors detected in the soil beneath the warehouse. See the attached Figure 1- Site Location Map.

The shallow soil gas survey was conducted on July 30, 2007 and consisted of six sample locations, SV18 to SV23, that were collected at approximately one foot beneath the concrete floor slab. The soil vapor test was conducted according to the Department of Toxic Substances Control's (DTSC's) January 28, 2003 "Advisory – Active Soil Gas Investigations". The maximum concentrations of tetrachloroethylene (PCE) and trichloroethylene (TCE) for both the March and July sample events were 1,079.4 and 710.8 micrograms per liter (ug/L), respectively. Soil vapor sample SV-22 contained the maximum concentrations and was located in an additional storage room on the northeast side of the building. The next highest PCE detection was 222.2 ug/L in soil vapor sample SV10, which was also located in the northeast corner of the property. Note, soil vapor sample locations SV10 and SV22 are located approximately 125 ft southeast of an operating, offsite soil vapor extraction blower and vapor wells on the property formerly occupied by Johnson Controls. The inside height of the warehouse measures between 10 and 20 feet above the concrete floor. See the attached Figure 2 – Site Plot Plan with Soil Vapor Results and Inside Ceiling Heights for the results.

Please use the information provided in Figure 2 to run your vapor intrusion models. We look forward to hearing from you after you complete your calculations.

Tel 714-730-5397 PO Box 1996, Tustin, California 92781-1996 Fax 714-730-6476
www.reynolds-group.com

SUMMARY OF FIELD ACTIVITIES

On July 30, 2007, TRG directed Optimal Technology of Chatsworth to collect six soil vapor samples, SV18 to SV23, from the shallow soils inside of a warehouse at the Site. The soil vapor samples were collected by advancing a hydraulic vapor sample probe into the shallow soils immediately beneath the concrete slab. As recommended in the DTSC's January 28, 2003 "Advisory – Active Soil Gas Investigations", one three point calibration, purge volume test, sample replicates, equipment blanks and tracer gas leak test were all included in these field activities.

The soil vapor samples were collected from a temporary soil vapor probe. See the attached Figure 3 – Temporary Soil Vapor Sampling Probe. The temporary soil vapor probes were advanced using a hand-held roto-hammer. When the probe reached the appropriate depth, a soil vapor sample was extracted via an air pump at the surface. Soil vapor samples were collected at a low-flow purge rate measuring between 100 to 200 milliliters per minute (mL/min) to ensure that representative samples were collected. The soil vapor sample was extracted at the surface by piercing a clean sample syringe into clean, disposable silicone tubing. Immediately after collection, the syringe vapor sample was injected into a Hewlett Packard 5971 Mass Spectra Detector. New silicone tubing and probes were used with each sample.

The purge volume test was conducted according to the DTSC guidelines at sample location SV-18, which was located the closest to the March 2007 maximum PCE detection of 222.2 ug/L. The purge volume test concluded that seven (7) purge volumes produced the highest vapor sample concentrations and would be used to collect subsequent representative samples. Additionally, a leak test was conducted at each probe location to ensure that above grade vapors leaking below ground and subsequently sampled. The tracer gas used for the leak test was not detected in any soil vapor sample.

SUMMARY OF SOIL GAS RESULTS

The maximum concentrations of PCE and TCE for both the March and July 2007 sample events were 1,079.4 and 710.8 ug/L, respectively. Soil vapor sample SV-22 contained the maximum concentrations and was located in an additional storage room on the northeast side of the building. The inside height of the warehouse measured between 10 and 20 feet above the concrete floor. A soil vapor sample was not retrieved from location SV-21 because the fine grained soils would not yield adequate vapors for sampling. See the analytical results shown in the attached Table 1 – Summary of Soil Vapor Results. See the attached Figure 2 – Site Plot Plan with Soil Vapor Results and Inside Ceiling Heights for the results. We have also attached the laboratory analytical results and chain of custody documentation to the back of this report.

CLOSING

Please use the information provided in Figure 2 to run your vapor intrusion models. We look forward to hearing from you after you complete your calculations.

Sincerely,
THE REYNOLDS GROUP
a California corporation by:

John P Cleary

John Cleary
California Registered Civil Engineer #70001

Attachments:

Table 1 –	Summary of Soil Vapor Results
Figure 1 –	Site Location Map
Figure 2 –	Site Plot Plan with Soil Vapor Results and Inside Ceiling Heights
Figure 3 –	Temporary Soil Vapor Sampling Probe
Appendix	Laboratory Analytical Results (All Vapor Results to Date)

cc:

Dominick Baione, **UNIVERSAL MOLDING EXTRUSION COMPANY c/o**
James McFadden, **GRUBB & ELLIS**
Jack Glaser, **GLASER, TONSICH & ASSOCIATES, LLC**

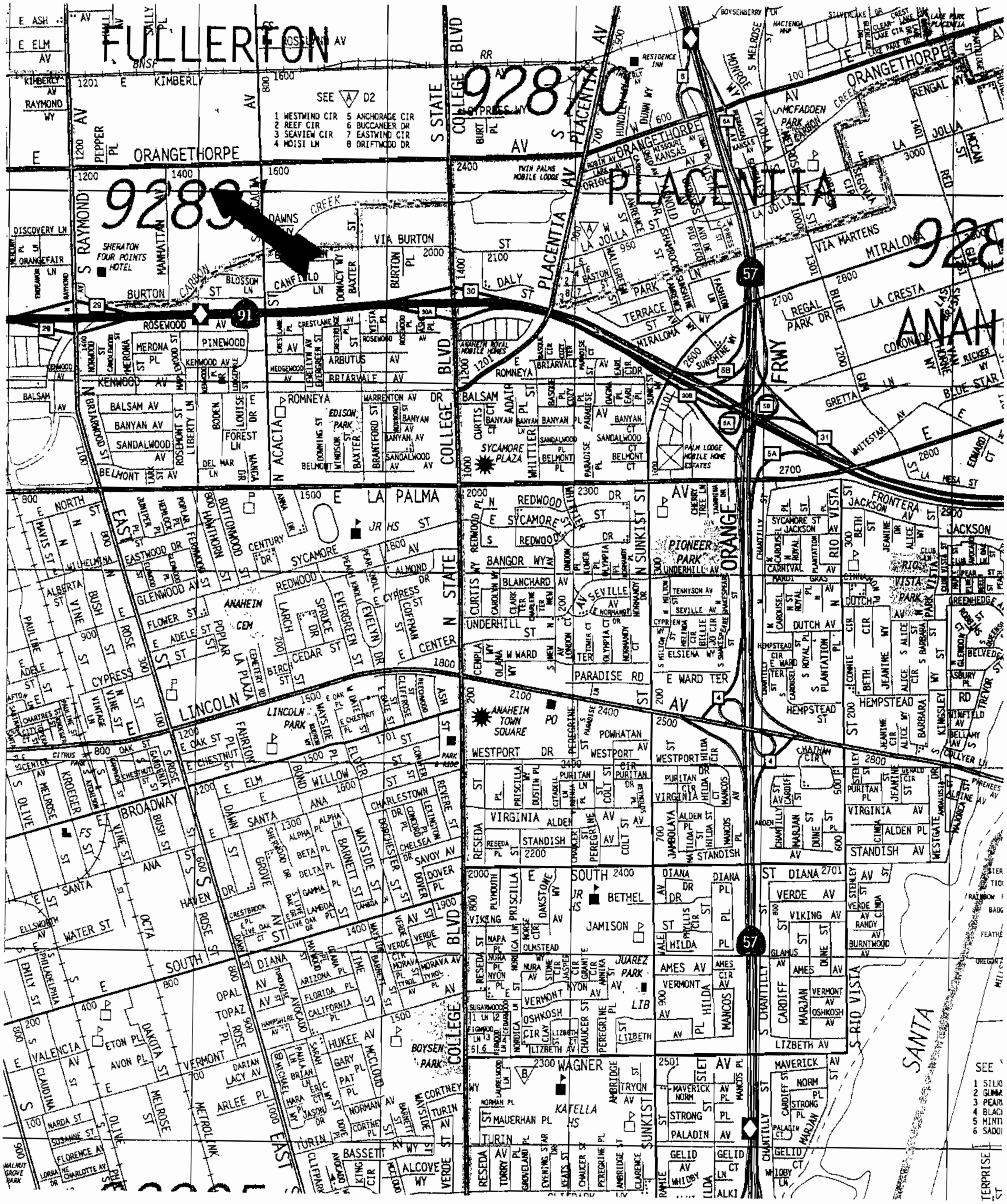
TABLE 1
SUMMARY OF SOIL VAPOR RESULTS

FULLERTON BUSINESS PARK NORTH
1551 E. ORANGETHORPE AVENUE
FULLERTON, CALIFORNIA
(All Results in Micrograms per Liter – ug/L)

Sample ID	Sample Date	Sample Depth (ft bgs)	Freon 113	1,1,1-TCA[1]	TCE[1]	PCE[1]	Vinyl Chloride	1,1-DCE[1]	Cis-1,2 DCE[1]
SV-1	3/9/07	5	4.7	53.6	**69.9**	OS [2]	<1	17.4	<1
SV-1 Dil.			5.5	55	**70.7**	**78.8**	<1	18.2	<1
SV-2			<1	3.4	**11**	**15.3**	<1	3.2	1.1
SV-3			<1	12.7	**38.6**	**36.4**	<1	25.3	2.5
SV-4			<1	11.2	**24.2**	**39.2**	<1	9.1	<1
SV-5			<1	83.5	**58.2**	**35.3**	<1	40.4	1.2
SV-6			<1	71.8	**115.2**	**80.3**	<1	65.3	1.2
SV-7			6.9	11.3	**101.7**	**99.6**	<1	78.3	<1
SV-8			3.7	4.3	**22.6**	7.2	<1	17.7	<1
SV-9			<1	<1	**11.6**	**53.7**	<1	6.0	<1
SV-10			4.4	1.2	**88.8**	**222.2**	<1	79.7	<1
SV-11			<1	<1	**1.9**	**34.9**	<1	<1	<1
SV-11 DUP			<1	<1	**1.8**	**32**	<1	<1	<1
SV-12			3.9	83.5	**50.4**	**72.8**	3.2	63.6	<1
SV-13			<1	<1	**16.3**	**7.4**	1.1	7.4	<1
SV-14			8.3	6.3	**98.7**	**50.1**	<1	78.2	<1
SV-15			<1	<1	<1	**1.4**	<1	54.4	<1
SV-16			<1	<1	<1	<1	<1	<1	<1
SV-17			<1	<1	<1	<1	<1	<1	<1
SV-18	7/30/07	1	11.1	71.0	**120.2**	**163.5**	<1	64.3	<1
SV-19			11.4	22.2	**190.2**	**190.8**	<1	239.3	<1
SV-20			2.3	5.7	**99.3**	**164.5**	<1	66.2	<1
SV-21			N/A	N/A	N/A	N/A	N/A	N/A	N/A
SV-22			1.1	68.0	**710.8**	**1,079.4**	<1	251.6	**6.5**
SV-22 DUP			1.6	66.9	**684.9**	**984.8**	<1	232.8	5.8
SV-23			<1	<1	**80.4**	**72.1**	<1	79.8	<1

Notes:

(1) TCA = trichloroethane, TCE = trichloroethene, PCE = tetrachlorethene, DCE = dichloroethene
(2) OS = Results off the Electronic Scale of Detector. Another sample was collected (SV-1 Dil), diluted, and then analyzed.
(3) SV-11 DUP = Duplicate Sample.
(4) N/A = Not Analyzed.
(5) Sample depth shown in feet below ground surface (ft bgs).



Adapted from Orange County
Thomas Brothers Map Guide 2006

N

THE REYNOLDS GROUP ENVIRONMENTAL SERVICES

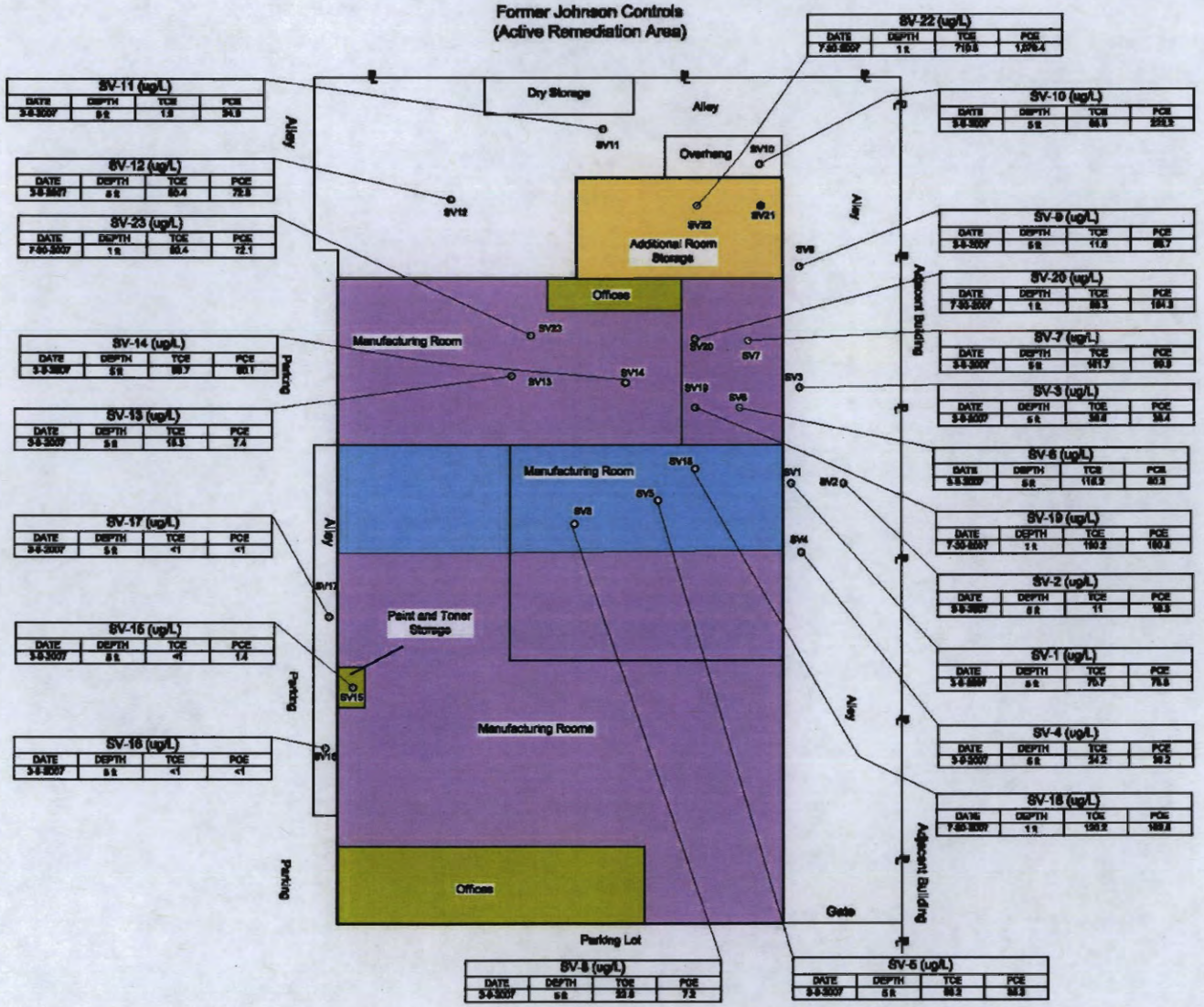
Project No: 7115

Date: March 2007

1551 E. Orangethorpe
Fullerton, CA

SITE LOCATION MAP

FIGURE 1



General Notes

- SV1 - Soil Gas Location
- SV21 - Soil Gas Location with no recovery
- Ceiling height: 10 ft
- Ceiling height: 14 ft
- Ceiling height: 18 ft
- Ceiling height: 20 ft

Project Details

Name
Universal Fullerton

Address
1551 E. Orangethorpe Ave.
Fullerton, CA

Number
7115

Figure Details

SITE PLOT PLAN WITH SOIL VAPOR RESULTS AND INSIDE CEILING HEIGHTS

Figure #
Figure 2

Revise Date
July 25, 2007

0' 100'
Approximate Scale

Scale
1" = 100'

Company Information

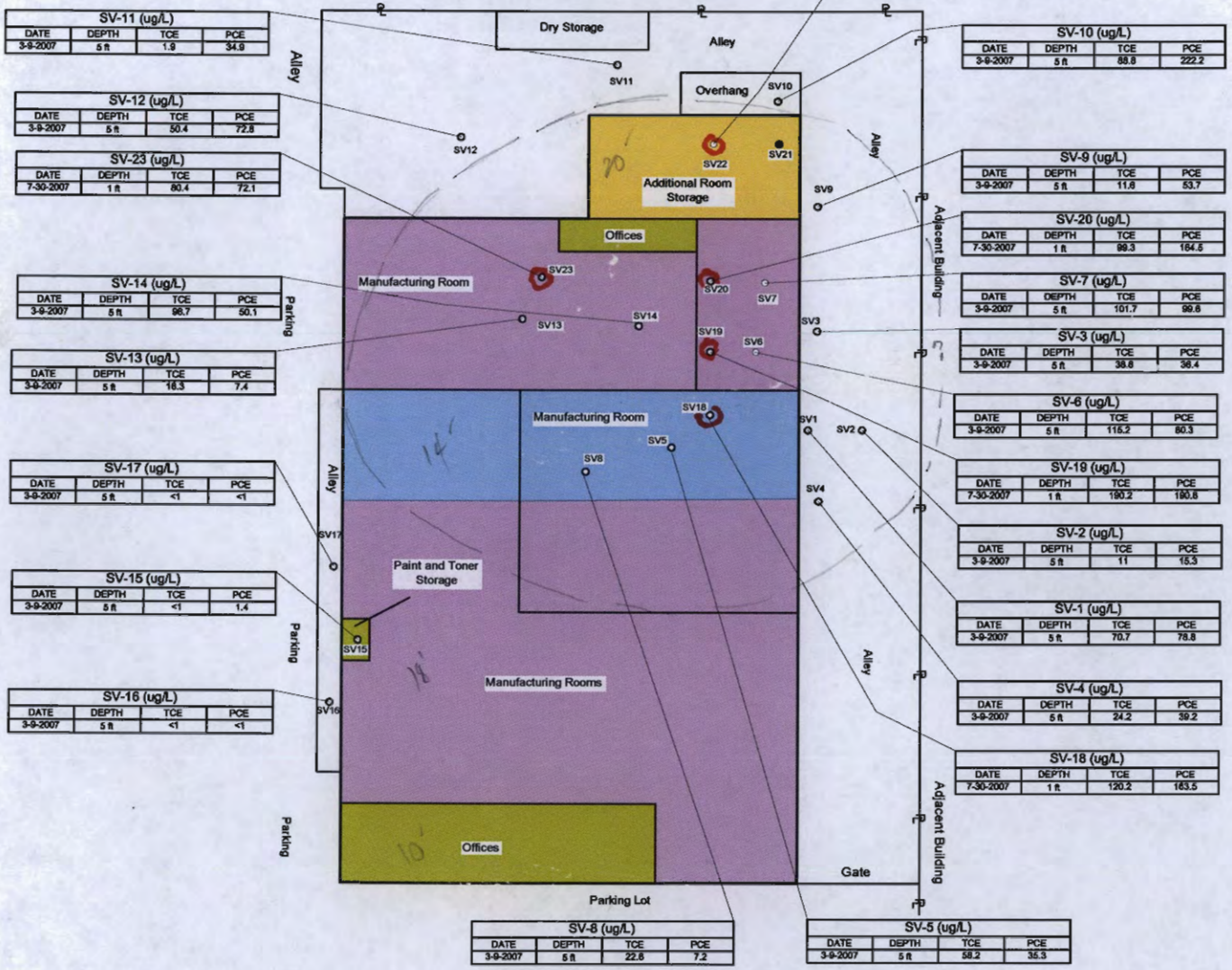
Address
520 West 1st Street
Tustin, CA 92780

Telephone
(714) 730-5397

Fax
(714) 730-6476

THE REYNOLDS GROUP
ENVIRONMENTAL SERVICES

Former Johnson Controls
(Active Soil Vapor Extraction Area)



SV-11 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	1.9	34.9

SV-12 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	50.4	72.8

SV-23 (ug/L)			
DATE	DEPTH	TCE	PCE
7-30-2007	1 ft	80.4	72.1

SV-14 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	98.7	50.1

SV-13 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	16.3	7.4

SV-17 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	<1	<1

SV-15 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	<1	1.4

SV-16 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	<1	<1

SV-22 (ug/L)			
DATE	DEPTH	TCE	PCE
7-30-2007	5 ft	710.8	1,079.4

SV-10 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	88.8	222.2

SV-9 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	11.8	53.7

SV-20 (ug/L)			
DATE	DEPTH	TCE	PCE
7-30-2007	1 ft	99.3	184.5

SV-7 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	101.7	99.8

SV-3 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	38.8	38.4

SV-6 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	115.2	80.3

SV-19 (ug/L)			
DATE	DEPTH	TCE	PCE
7-30-2007	1 ft	190.2	190.8

SV-2 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	11	15.3

SV-1 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	70.7	78.8

SV-4 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	24.2	39.2

SV-18 (ug/L)			
DATE	DEPTH	TCE	PCE
7-30-2007	1 ft	120.2	163.5

SV-8 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	22.8	7.2

SV-5 (ug/L)			
DATE	DEPTH	TCE	PCE
3-9-2007	5 ft	58.2	35.3

General Notes

Project Details

Name
Universal Fullerton

Address
1551 E. Orangethorpe Ave.
Fullerton, CA

Number
7115

Figure Details

SITE PLOT PLAN WITH SOIL VAPOR RESULTS AND INSIDE CEILING HEIGHTS

Figure #
Figure 2

Revise Date
July 25, 2007

Scale
No Scale

Company Information

Address
520 West 1st Street
Tustin, CA 92780

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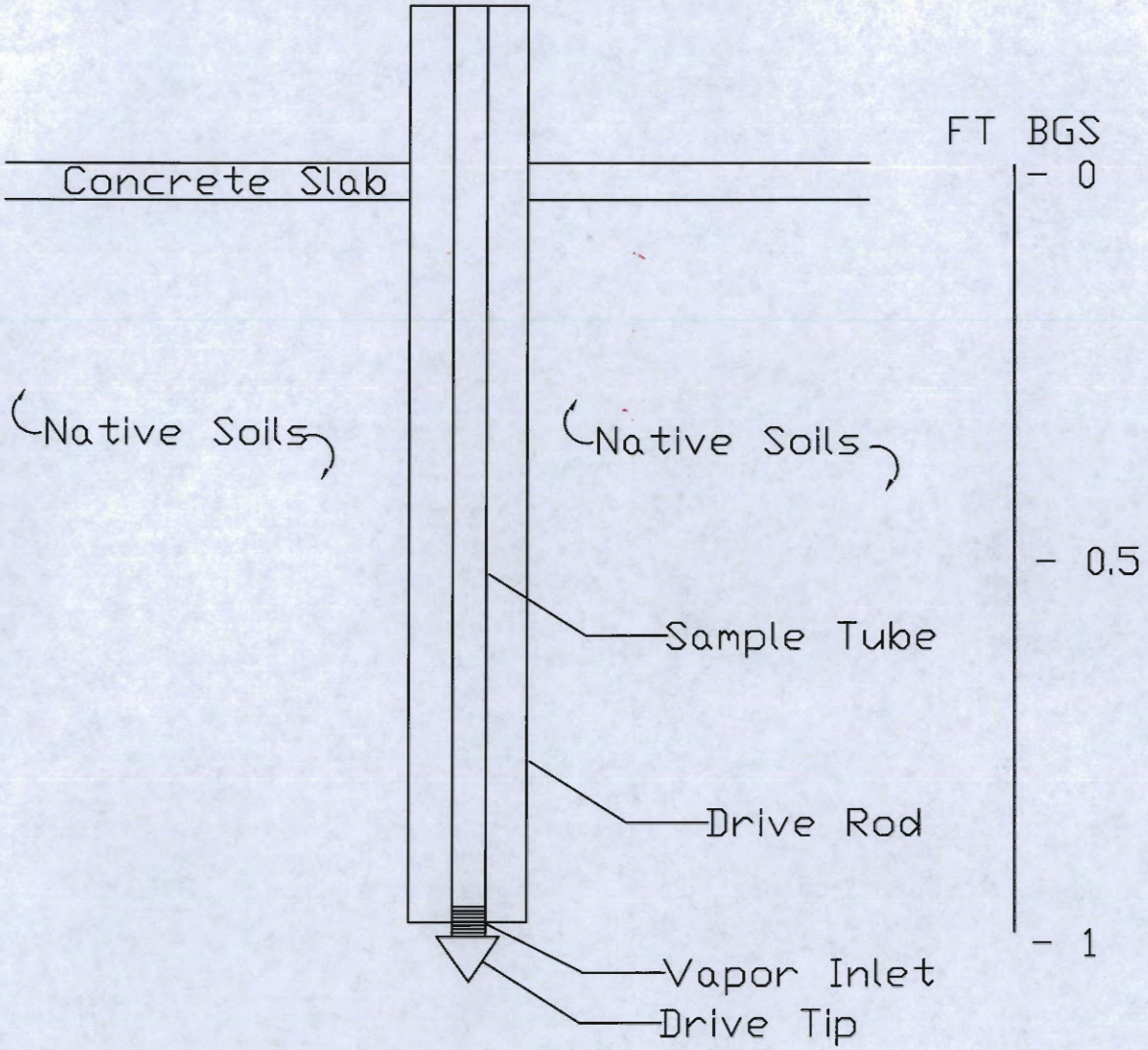
(714) 730-6476

THE REYNOLDS GROUP
ENVIRONMENTAL SERVICES

Temporary Gas Probe

Placement by hydraulic rig or hammer drill



General Notes

Project Details

Name: Universal Fullerton

Address: 1551 E. Orangethorpe Ave. Fullerton, CA

Number: 7115

Figure Details

TEMPORARY SOIL VAPOR SAMPLING PROBE

Figure #: Figure 3

Revise Date: July 25, 2007

Scale: No Scale

Company Information

Address: 520 West 1st Street Tustin, CA 92780

Telephone: (714) 730-5397

Fax: (714) 730-6476

THE REYNOLDS GROUP ENVIRONMENTAL SERVICES

TRG 7115

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

RECEIVED
MAR 14 2007

20070312 Optimal Inst ID HP-5890 Series II 7115

March 12, 2007

Mr. Christopher Terpolilli
The Reynolds Group
520 W. 1st St.
Tustin, CA 92780

Dear Mr. Terpolilli:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for The Reynolds Group on March 9, 2007. The study was performed at 1551 E. Orangethorpe Avenue, Fullerton, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil, and if possible determine potential source area(s).

Sampling Method

Sampling was performed by hydraulically pushing 1/2" steel soil gas probes to a depth of 5.0 feet bgs. An electric rotary hammer drill was used to drill a 1.0 inch hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump (set to draw 0.1-2.0 liters/min of soil vapor at a maximum vacuum of 100" of water) was attached to the probe and purged prior to sample collection. Vapor samples were obtained in Hamilton gas-tight syringes by puncturing silicone tubing which connects the sampling probe and the vacuum pump. New silicone tubing was used at each sampling point to prevent cross contamination. Samples were immediately injected into the gas chromatograph after collection. New sampling probes were used after each sample with positive results. Equipment blanks using ambient air were collected throughout the day. If significant contamination is detected in these blanks, corrective actions would be taken to identify and eliminate the source, if possible.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Flame Ionization Detector (FID) and an Electron Capture Detector (ECD). Restec wide bore capillary columns using hydrogen as the carrier gases were used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's PC based chromatographic data collection and handling system.

P.O. Box 4448 • Chatsworth, CA 91313 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235

Quality Assurance

3-Point Calibration

An initial 3-point calibration was performed on March 9, 2007 by preparing a calibration solution from a pre-mixed standard supplied by Supelco, Inc. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 ng/ul and 0.25 ng/ul.

The initial three point calibrations consisted of 20, 100 and 500 ul injections of the calibration solutions. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional three point calibration would have been performed. Method detection limits were calculated to be 1.0 ug/L for the individual compounds.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	

Sample Replicates

A replicate analysis (duplicate) is run when concentrations exceed the calibrated range of the instrument/detector being used. The duplicate sample is diluted using a smaller injection volume to assure that the instrument response falls within 50% of the calibrated range. In addition, a duplicate analysis is run a minimum of once each day to evaluate the reproducibility of the sampling system and instrument. If the difference between samples varies more than 20%, the entire system is evaluated and the inconsistency is determined and corrected, if possible.

Equipment Blanks

Blanks are run at the beginning of each workday, after calibrations and whenever sampling conditions appear to change. New vapor probes are used following each sample with positive results or when probes were damaged during installation. The blanks are collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Subsurface Conditions

Subsurface soil conditions at this site were predominantly sandy from ground surface to 5.0 feet bgs. These soil conditions offered sampling flows at 0" water vacuum. Depth to groundwater was unknown at the time of the investigation.

Scope of Work

To achieve the objective of this investigation a total of 19 vapor samples were collected from 17 locations throughout the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Results

During this vapor investigation fifteen sample locations contained levels of Tetrachloroethene (PCE). PCE levels ranged from 1.4 ug/L at SV-15 to 222.2 ug/L at SV-10. Fourteen sample locations contained levels of Trichloroethene (TCE) and 1,1-Dichloroethene. TCE levels ranged from 1.9 ug/L at SV-11 to 115.2 ug/L at SV-6. 1,1-Dichloroethene levels ranged from 3.2 ug/L at SV-2 to 79.7 ug/L at SV-10. Eleven sample locations contained levels of 1,1,1-Trichloroethane (TCA). TCA levels ranged from 1.2 ug/L at SV-10 to 83.5 ug/L at SV-5 & SV-12. Freon 113 was found in six locations. Freon 113 levels ranged from 3.7 ug/L at SV-8 to 8.3 ug/L at SV-14. Four samples contained levels of cis-1,2-Dichloroethene. Cis-1,2-Dichloroethene levels ranged from 1.1 ug/L at SV-2 to 2.5 ug/L at SV-3. Finally, two samples contained levels of Vinyl Chloride. Vinyl Chloride levels were 1.1 ug/L at SV-13 and 3.2 ug/L at SV-12. None of the other compounds listed in Table 1 above were detected above the listed detection limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (818) 734-6230.

Sincerely,

Jason Anderson
Project Manager

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Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 1551 E. Orangethorpe Ave., Fullerton, CA
Analyst J.A.
Collector: J.A.

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: FID and ECD

Date: 3/9/07

SAMPLE ID	N/A	BLANK-1	SV-1	SV-1 Dil.	SV-2	SV-3	SV-4	SV-5	SV-6
Sampling Depth (Ft.)	N/A	N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Purge Volume (ml)	N/A	N/A	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Vacuum (in. of Water)	N/A	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	500/500	500/500	500/500	100/500	100/500	100/500	100/500	100/500	100/500
Dilution Factor (ECD/FID)	1/1	1/1	1/1	5/1	5/1	5/1	5/1	5/1	5/1

COMPOUND	DET. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1.0	ND	**4.7**	**5.5**	ND	ND	ND	ND	ND
Methylene Chloride	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1.0	ND	**53.6**	**55.0**	**3.4**	**12.7**	**11.2**	**83.5**	**71.8**
Carbon Tetrachloride	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	1.0	ND	**69.9**	**70.7**	**11.0**	**38.6**	**24.2**	**58.2**	**115.2**
1,1,2-Trichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	1.0	ND	**OS**	**78.8**	**15.3**	**36.4**	**39.2**	**35.3**	**80.3**
1,1,1,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1.0	ND	**17.4**	**18.2**	**3.2**	**25.3**	**9.1**	**40.4**	**65.3**
trans-1,2-Dichloroethene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1.0	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1.0	ND	ND	ND	**1.1**	**2.5**	ND	**1.2**	**1.2**
Cyclohexane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1.0	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Detection Limit; OS = Off the electronic scale of detector

P.O. Box 4448 • Chatsworth, CA 91313 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 1551 E. Orangethorpe Ave., Fullerton, CA
Analyst J.A.
Collector: J.A.

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: FID and ECD

Date: 3/9/07

SAMPLE ID	N/A	SV-7	SV-8	SV-9	SV-10	SV-11	SV-11 Dup	SV-12	SV-13
Sampling Depth (Ft.)	N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0	0
Injection Volume (ul)	500/500	100/500	100/500	100/500	100/500	100/500	100/500	100/500	100/500
Dilution Factor (ECD/FID)	1/1	5/1	5/1	5/1	5/1	5/1	5/1	5/1	5/1

COMPOUND	DET. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1.0	**6.9**	**3.7**	ND	**4.4**	ND	ND	**3.9**	ND
Methylene Chloride	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1.0	**11.3**	**4.3**	ND	**1.2**	ND	ND	**83.5**	ND
Carbon Tetrachloride	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	1.0	**101.7**	**22.6**	**11.6**	**88.8**	**1.9**	**1.8**	**50.4**	**16.3**
1,1,2-Trichloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	1.0	**99.6**	**7.2**	**53.7**	**222.2**	**34.9**	**32.0**	**72.8**	**7.4**
1,1,1,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1.0	ND	ND	ND	ND	ND	ND	**3.2**	**1.1**
Acetone	1.0	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1.0	**78.3**	**17.7**	**6.0**	**79.7**	ND	ND	**63.6**	**7.4**
trans-1,2-Dichloroethene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1.0	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1.0	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1.0	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Detection Limit

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 1551 E. Orangethorpe Ave., Fullerton, CA
Analyst J.A.
Collector: J.A.

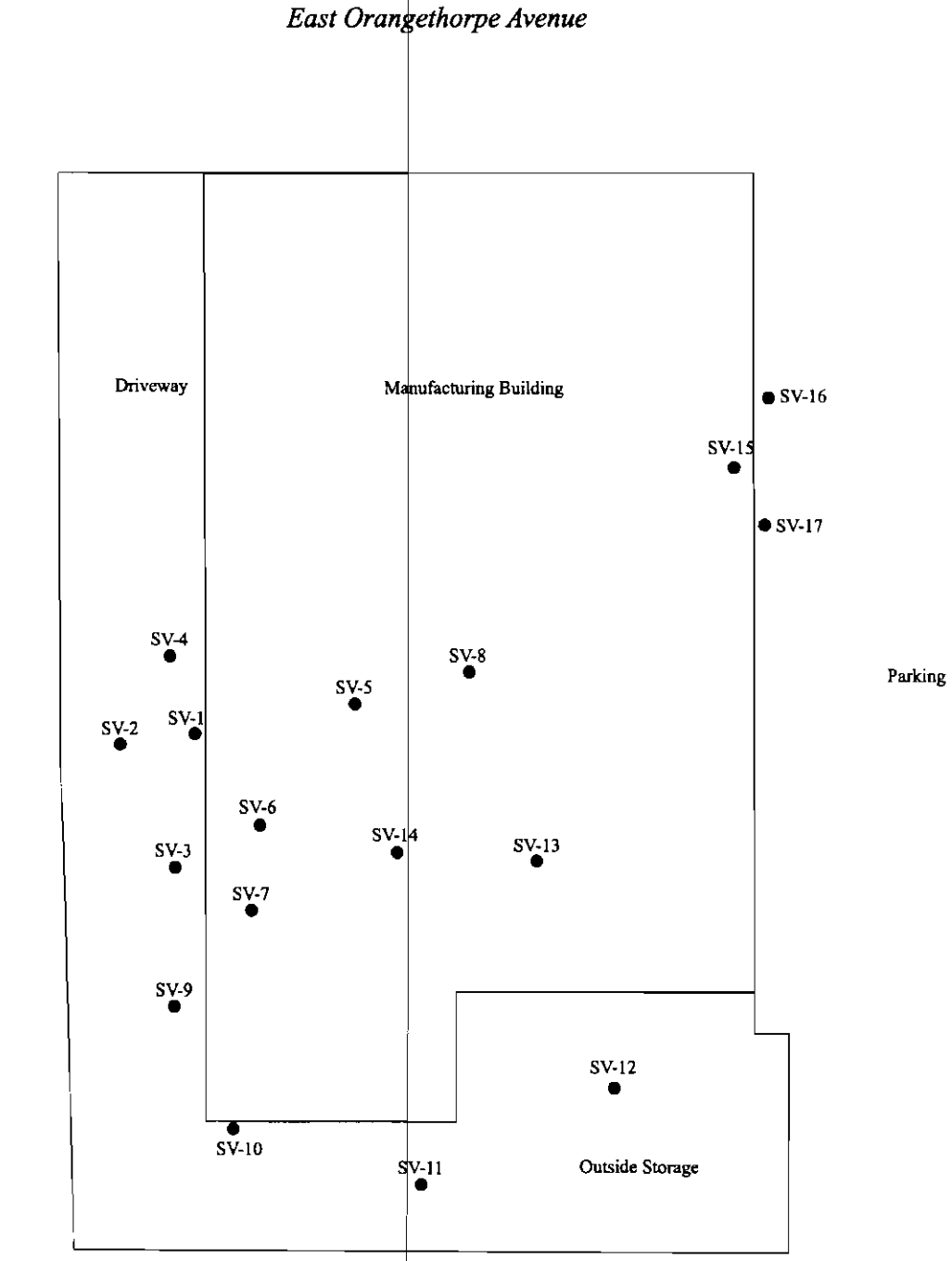
Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: FID and ECD

Date: 3/9/07

SAMPLE ID	N/A	SV-14	SV-15	SV-16	SV-17				
Sampling Depth (Ft.)	N/A	5.0	5.0	5.0	5.0				
Purge Volume (ml)	N/A	1,500	1,500	1,500	1,500				
Vacuum (in. of Water)	N/A	0	0	0	0				
Injection Volume (ul)	500/500	100/500	100/500	100/500	100/500				
Dilution Factor (ECD/FID)	1/1	5/1	5/1	5/1	5/1				

COMPOUND	DET. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)				
Dichlorodifluoromethane	1.0	ND	ND	ND	ND				
Chloroethane	1.0	ND	ND	ND	ND				
Trichlorofluoromethane	1.0	ND	ND	ND	ND				
Freon 113	1.0	**8.3**	ND	ND	ND				
Methylene Chloride	1.0	ND	ND	ND	ND				
1,1-Dichloroethane	1.0	ND	ND	ND	ND				
Chloroform	1.0	ND	ND	ND	ND				
1,1,1-Trichloroethane	1.0	**6.3**	ND	ND	ND				
Carbon Tetrachloride	1.0	ND	ND	ND	ND				
1,2-Dichloroethane	1.0	ND	ND	ND	ND				
Trichloroethene (TCE)	1.0	**98.7**	ND	ND	ND				
1,1,2-Trichloroethane	1.0	ND	ND	ND	ND				
Tetrachloroethene (PCE)	1.0	**50.1**	**1.4**	ND	ND				
1,1,1,2-Tetrachloroethane	1.0	ND	ND	ND	ND				
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND				
Vinyl Chloride	1.0	ND	ND	ND	ND				
Acetone	1.0	ND	ND	ND	ND				
1,1-Dichloroethene	1.0	**78.2**	**54.4**	ND	ND				
trans-1,2-Dichloroethene	1.0	ND	ND	ND	ND				
2-Butanone (MEK)	1.0	ND	ND	ND	ND				
cis-1,2-Dichloroethene	1.0	ND	ND	ND	ND				
Cyclohexane	1.0	ND	ND	ND	ND				
Benzene	1.0	ND	ND	ND	ND				
4-Methyl-2-Pentanone	1.0	ND	ND	ND	ND				
Toluene	1.0	ND	ND	ND	ND				
Chlorobenzene	1.0	ND	ND	ND	ND				
Ethylbenzene	1.0	ND	ND	ND	ND				
m/p-Xylene	1.0	ND	ND	ND	ND				
o-Xylene	1.0	ND	ND	ND	ND				

Note: ND = Below Listed Detection Limit



N

0 40 80

Approximate Scale

Legend

SV-1 - Soil Vapor Sample Number

● - Soil Vapor Sample Location

Optimal Technology
P.O. Box 4448
Chatsworth, CA 91313
Toll-free (877) SOIL GAS
*Tel: (818) 734-6230 * Fax: (818) 734-6235*

DATE: March 9, 2007

COMPANY: The Reynolds Group

APPROXIMATE SCALE: 1" = 80'

TITLE: Soil Vapor Sampling Location Map
1551 E. Orangethorpe Ave., Fullerton, CA

FIGURE
1

OPTIMAL TECHNOLOGY
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Invoice No:	030907B
Invoice Date:	March 9, 2007

INVOICE

BILLED TO:
The Reynolds Group
520 W. 1st St.
Tustin, CA 92780-3005

7115

BILLED FOR:
Soil Vapor Testing at:
1551 E. Orangethorpe Ave.
Fullerton, CA

Project Name:	Contact:	P.O. Num:	Project Date:	Terms:
1551 E. Orangethorpe Ave. Fullerton, CA	Chris Terpolilli	N/A	3/9/07	Net 30 Days

Service Description	Quantity	Units	Unit Price	Extended Price
Soil Vapor Testing	1	Day	$2,800.00	$2,800.00
			Total Due	**$2,800.00**

RECEIVED
MAR 14 2007

Thank you for using Optimal Technology!

Please remit payment to:

P.O. Box 4448 • Chatsworth, CA 91313 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

July 31, 2007

Ms. Christa Wolfe
The Reynolds Group
520 W. 1st St.
Tustin, CA 92780

Dear Ms. Wolfe:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for The Reynolds Group on July 30, 2007. The study was performed at 1551 E. Orangethorpe Avenue, Fullerton, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 1.0-1.5 feet below the existing concrete slab. An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in Hamilton gas-tight syringes by puncturing silicone tubing which connects the sampling probe and the vacuum pump. New silicone tubing was used at each sampling point to prevent cross contamination. Samples were immediately injected into the gas chromatograph after collection. Clean sampling probes were used after each sample with detectable analytes. Equipment blanks using ambient air were collected throughout the day.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system.

Quality Assurance

3-Point Calibration
An initial 3-point calibration was performed on July 30, 2007 by preparing a calibration solution from a pre-mixed standard supplied by Supelco, Inc. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter(ng/ul) and 0.25 ng/ul.

The initial three point calibrations consisted of 100, 250 and 500 ul injections of the calibration solutions. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional three point calibration would have been performed. Method detection limits were calculated to be 1.0 micrograms per Liter (ug/L) for the individual compounds.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Purge Volume Test
"Purge volume" is the total internal volume of the sampling probe. Three separate purge volumes were tested: 1, 3, and 7 volumes. It was found that 7 volumes were best for this soil vapor survey.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. Clean vapor probes were used following each sample with detectable analytes or when probes were damaged during installation. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas, found in common shaving cream. No Isobutane was found in any of the samples collected.

Scope of Work

To achieve the objective of this investigation a total of 8 vapor samples were collected from 5 locations throughout the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site were predominantly sandy with some silty-clay from ground surface to 2.0 feet bgs. These soil conditions offered sampling flows at 0-15" water vacuum. Depth to groundwater was unknown at the time of the investigation.

Results

During this vapor investigation all samples contained levels of Tetrachloroethene (PCE), Trichloroethene (TCE) and 1,1-Dichloroethene. PCE levels ranged from 72.1 ug/L at SV-23 to 1,079.4 ug/L at SV-22. TCE levels ranged from 80.4 ug/L at SV-23 to 710.8 ug/L at SV-22. 1,1-Dichloroethene levels ranged from 64.3 ug/L at SV-18 to 251.6 ug/L at SV-22. Five locations contained both Freon 113 and 1,1,1-Trichloroethane (TCA). Freon 113 levels ranged from 1.1 ug/L at SV-22 to 11.4 ug/L at SV-19. TCA levels ranged from 5.7 ug/L at SV-20 to 71.0 ug/L at SV-18. Additionally, SV-22 contained 6.5 ug/L of cis-1,2-Dichloroethene. None of the other compounds listed in Table 1 above were detected above the listed detection limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,

Jason Anderson

Digitally signed by Jason Anderson
DN: CN = Jason Anderson, C = US
Date: 2007.07.31 13:45:15 -07'00'

Jason Anderson
Project Manager

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 1551 E. Orangethorpe Ave., Fullerton, CA
Analyst J.A.
Collector: J.A.

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: HP-5971 Mass Spectrometer

Date: 7/30/07

SAMPLE ID	BLANK-1	SV-18 PT3V	SV-18 PT1V	SV-18 PT7V	SV-19	SV-20	SV-21	SV-22
Sampling Depth Below Slab (Ft.)	N/A	1.0	1.0	1.0	1.0	1.0	1.0-1.5	1.5
Purge Volume (ml)	N/A	1,500	500	3,500	3,500	3,500	N/A	3,500
Vacuum (in. of Water)	N/A	10	10	10	15	0	>100	0
Injection Volume (ul)	1000	1000	1000	1000	1000	1000	N/A	1000
Dilution Factor	1	1	1	1	1	1	N/A	1

COMPOUND	DET. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Chloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Trichlorofluoromethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Freon 113	1.0	ND	**9.8**	**10.2**	**11.1**	**11.4**	**2.3**	N/A	**1.1**
Methylene Chloride	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
1,1-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Chloroform	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
1,1,1-Trichloroethane	1.0	ND	**45.2**	**64.1**	**71.0**	**22.2**	**5.7**	N/A	**68.0**
Carbon Tetrachloride	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
1,2-Dichloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Trichloroethene (TCE)	1.0	ND	**86.7**	**109.5**	**120.2**	**190.2**	**99.3**	N/A	**710.8**
1,1,2-Trichloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Tetrachloroethene (PCE)	1.0	ND	**118.9**	**147.8**	**163.5**	**190.8**	**164.5**	N/A	**1,079.4**
1,1,1,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Vinyl Chloride	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Acetone	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
1,1-Dichloroethene	1.0	ND	**50.2**	**55.3**	**64.3**	**239.3**	**66.2**	N/A	**251.6**
trans-1,2-Dichloroethene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
2-Butanone (MEK)	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
cis-1,2-Dichloroethene	1.0	ND	ND	ND	ND	ND	ND	N/A	**6.5**
Cyclohexane	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Benzene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
4-Methyl-2-Pentanone	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Toluene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Chlorobenzene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
Ethylbenzene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
m/p-Xylene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND
o-Xylene	1.0	ND	ND	ND	ND	ND	ND	N/A	ND

Note: ND = Below Listed Detection Limit; PT3V = Purge Test Volume, N/A = Not Applicable because no sample was taken due to high vacuum.

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 1551 E. Orangethorpe Ave., Fullerton, CA
Analyst J.A.
Collector: J.A.

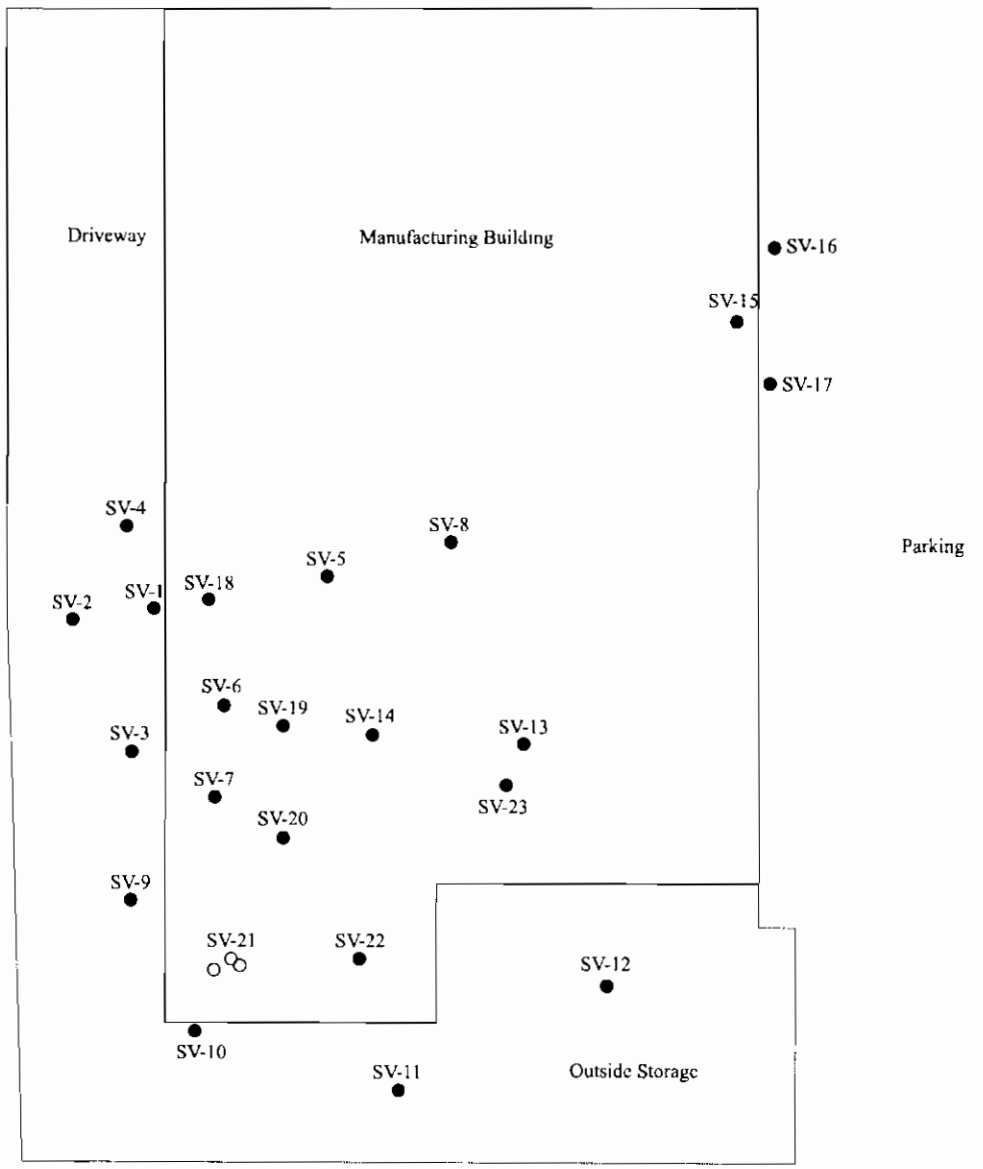
Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: HP-5971 Mass Spectrometer

Date: 7/30/07

SAMPLE ID	SV-22 Dup	SV-23						
Sampling Depth Below Slab (Ft.)	1.5	1.0						
Purge Volume (ml)	3,500	3,500						
Vacuum (in. of Water)	0	10						
Injection Volume (ul)	1000	1000						
Dilution Factor	1	1						

COMPOUND	DET. LIMIT	CONC (ug/L)	CONC (ug/L)					
Dichlorodifluoromethane	1.0	ND	ND					
Chloroethane	1.0	ND	ND					
Trichlorofluoromethane	1.0	ND	ND					
Freon 113	1.0	**1.6**	ND					
Methylene Chloride	1.0	ND	ND					
1,1-Dichloroethane	1.0	ND	ND					
Chloroform	1.0	ND	ND					
1,1,1-Trichloroethane	1.0	**66.9**	ND					
Carbon Tetrachloride	1.0	ND	ND					
1,2-Dichloroethane	1.0	ND	ND					
Trichloroethene (TCE)	1.0	**684.9**	**80.4**					
1,1,2-Trichloroethane	1.0	ND	ND					
Tetrachloroethene (PCE)	1.0	**984.8**	**72.1**					
1,1,1,2-Tetrachloroethane	1.0	ND	ND					
1,1,2,2-Tetrachloroethane	1.0	ND	ND					
Vinyl Chloride	1.0	ND	ND					
Acetone	1.0	ND	ND					
1,1-Dichloroethene	1.0	**232.8**	**79.8**					
trans-1,2-Dichloroethene	1.0	ND	ND					
2-Butanone (MEK)	1.0	ND	ND					
cis-1,2-Dichloroethene	1.0	**5.8**	ND					
Cyclohexane	1.0	ND	ND					
Benzene	1.0	ND	ND					
4-Methyl-2-Pentanone	1.0	ND	ND					
Toluene	1.0	ND	ND					
Chlorobenzene	1.0	ND	ND					
Ethylbenzene	1.0	ND	ND					
m/p-Xylene	1.0	ND	ND					
o-Xylene	1.0	ND	ND					

Note: ND = Below Listed Detection Limit



N

0 40 80

Approximate Scale

Legend

SV-1 - Soil Vapor Sample Number

● - Soil Vapor Sample Location

○ - No Sample Taken Due to High Vacuum

Optimal Technology
P.O. Box 4448
Chatsworth, CA 91313
Toll-free (877) SOIL GAS
*Tel: (818) 734-6230 * Fax: (818) 734-6235*

DATE: July 30, 2007

COMPANY: The Reynolds Group

APPROXIMATE SCALE: 1" = 80'

TITLE: Soil Vapor Sampling Location Map
1551 E. Orangethorpe Ave. , Fullerton, CA

FIGURE 1